



PROMINENT HIGH ROAD (E USE CLASS) PROPERTY

21 HIGH ROAD

Willesden, NW10 2TE

Retail

TO LET

1,011 sq ft

(93.92 sq m)

- Excellent location in the heart of Willesden
- Short walk to Willesden Green Station
- Rear stock room
- Variety of uses considered
- 3 phase electric
- Basement for ancillary/storage purposes
- Manual shutter

Summary

Available Size	1,011 sq ft
Rent	£28,000 per annum
Rates Payable	£7,908.75 per annum
Rateable Value	£14,250
EPC Rating	Upon enquiry

Description

The premises are situated in a busy high street trading location on the southern side of Willesden High Road close to the junctions of Poplars Avenue, Walm Lane and Willesden Lane. The premises comprise of a terraced shop and is suitable for a variety E Class uses (no restaurant uses will be acceptable).

Indicative pictures of the property before the current tenants occupation.

Accommodation

The accommodation comprises of the following:

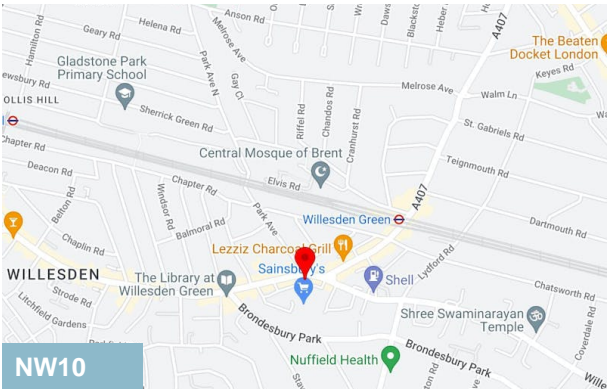
Name	sq ft	sq m	Availability
Basement	517	48.03	Available
Ground	494	45.89	Available
Total	1,011	93.92	

Viewings

Strictly via arrangement with the sole agents Dutch and Dutch.

Terms

A new Full Repairing and Insuring lease for a term by arrangement, to be contracted Outside the Landlord and Tenant Act.



Viewing & Further Information



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